

Henry P. Roybal
Commissioner, District 1

Anna Hansen
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Anna T. Hamilton
Commissioner, District 4

Ed Moreno
Commissioner, District 5

Katherine Miller
County Manager

DATE: September 27, 2017

TO: Board of County Commissioners

FROM: Vicente Archuleta, Development Review Team Leader ✓

VIA: Katherine Miller, County Manager
Penny Ellis-Green, Growth Management Director PCG
Vicki Lucero, Building and Development Services Manager ✓

FILE REF.: CASE # S 17-5270 Sivage Homes Reconsideration of BCC Imposed Condition and Plat Amendment

ISSUE:

Sivage Homes (Applicant), Design Enginuity (Oralynn Guerrerortiz), Agent, requests reconsideration of a Condition imposed by the Board of County Commissioners to require shared driveways and a Plat Amendment of the previously approved Los Santeros at Las Campanas, which is now known as Las Melodias de Las Campanas to eliminate platted shared driveways.

The property is located within the Las Campanas Subdivision at 2, 4, 10 and 12 Avenida Malaguena, within the Las Campanas Planned development District, within Section 15, Township 17 North, Range 8 East (Commission District 2).

VICINITY MAP:



Site
Locations

SUMMARY:

On February 8, 2000, the Board of County Commissioners (BCC) granted Final Plat and Development Plan approval of the Los Santeros at Las Campanas Subdivision Phase in accordance with the approved master plan, consisting of 68 lots and a master plat for 126 lots on 128 acres. The request also included a variance of the minimum road standards.

The following variances were approved by the BCC subject to conditions of approval:

- 1) Road grades of between 4% and 5% at eight intersections.
- 2) Spacing between points of ingress/egress.

The BCC imposed a number of conditions of approval on the subdivision including a condition requiring shared driveways (Refer to February 8, 2000 BCC Meeting Minutes as Exhibit 3).

The Applicants now request for the BCC to eliminate the previously imposed condition regarding the shared driveways. That conditions states: "Provide shared driveways in order to mitigate the variance for separation between points of ingress/egress."

The Applicant purchased a portion of the Los Santeros Subdivision, now known as Las Melodias Phase 2 and Staff approved the 11-lot subdivision plat (part of the 126 lot Master Plat approval) administratively showing the shared driveway and drainage easements along several contiguous property boundaries.

The Applicant states: "there is no road safety justification for a shared driveway and the use of shared driveways restricts lot development which does not meet the owners' desires for home development. There are several homes already constructed in this development that did not use the designed shared driveway location (Refer to Aerial as Exhibit 4)."

The purpose of the road design standard is to provide safe and efficient access to property and safety for both vehicular and pedestrian traffic. The variance granted by the BCC in 2000 was in regard to the Code requirement for spacing between points of ingress and egress. In granting the variance, Staff recommended a condition of shared driveways in order to qualify as a minimal easing of the Code requirements. The applicant agreed to the conditions of approval.

Permits for homes on 9 lots have been issued. Three of the nine homes comply with the condition of shared driveways; the other 6 are out of compliance with the condition. The Applicant submitted the previous plat that did not designate the shared driveways with the permit application for those 6 homes, so Staff issued the permits based on the incorrect information provided by the Applicant.

APPROVAL SOUGHT:

Removal of a Condition imposed by the Board of County Commissioners to require shared driveways and a Plat Amendment of the previously approved Los Santeros at Las Campanas, which is now known as Las Melodias de Las Campanas to eliminate platted shared driveways.

GROWTH MANAGEMENT AREA:

SDA-2